

San Francisco Bay Conservation and Development Commission

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January 27, 2017

TO: Commissioners and Alternates

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653; larry.goldzband@bcdc.ca.gov)
Jaime Michaels, Chief of Permits (415/352-3613; jaime.michaels@bcdc.ca.gov)

SUBJECT: Listing of Pending Administrative Matters
(For Commission consideration February 2, 2017)

This report lists the administrative matters that are pending with the Commission. *Due to the cancellation of the meeting of February 2, 2017, and pursuant to Commission Regulation Section 10620(a), the Executive Director will take final action on these matters unless a Commissioner requests full Commission consideration by communicating with the staff prior to February 2, 2017.* In the absence of such a request, the listed matters will be executed administratively on or after February 2, 2017.

Administrative Permits and Federal Consistency Actions

The following administrative permit application has been filed and is presently pending with the Commission. The Executive Director will take the action indicated on the matter unless the Commission determines that it is necessary to hold a public hearing.

Applicants: Water Emergency Transportation Authority
Pier 9, Suite #111
The Embarcadero
San Francisco, CA 94111

AND

City of Richmond
450 Civic Center Plaza, Suite 300
Richmond, CA 94804

BCDC Permit Application No. M2016.013.00

Filed: 01/18/17
90th Day: 04/18/17

Location: Within a *San Francisco Bay Plan*-designated Port Priority Use area and in the Commission's Bay and 100-foot shoreline band jurisdictions, at the terminus of Harbour Way South, in the City of Richmond, Contra Costa County.

Description: Construct a ferry terminal facility and associated public access improvements by undertaking the following activities:

In the Bay:

1. At the Ford Assembly Building wharf, remove a former ferry dock facility, including an approximately 103-square-foot landing, a 405-square-foot cantilevered gangway, an 1,780-square-foot float (after-the-fact), and remove approximately 23 piles (23 square feet) and an approximately 874-square-foot section of a kayak launch, totaling approximately 3,185 square feet of fill material;

2. Construct, use and maintain in-kind a ferry terminal with associated utilities, consisting of: a 476-square-foot section of a pile-supported covered walkway with a 20-inch-tall ferry sign on top and an approximately 119-square-foot service platform; a 704-square-foot cantilevered gangway; a 1,960-square-foot float (with gangways on top); 11 piles (one 4-foot-diameter platform support pile, four 3-foot-diameter dolphin piles, two 2.5-foot-diameter guide piles, four 3-foot-diameter guide piles)—totaling approximately 3,331 square feet and 101 cubic yards (solid) of fill;
3. Dredge approximately 1,700 cubic yards of sediment within an approximately 9,960-square-foot area to a depth of -15 feet Mean Lower Low Water (MLLW), including a one-foot over-dredge depth; and
4. At the existing Sheridan Point public overlook, replace seating with two benches, clean wood decking, and refurbish a guardrail.

Within the 100-Foot Shoreline Band:

1. Remove existing site features, including: an approximately 119-square-foot portion of a kayak launch and associated gate and structures; a canopy structure, wood curb, concrete pile remains, light poles and fencing at a parking lot located immediately north of the ferry facility; bollards and a section of railing at a plaza located adjacent to the ferry facility; seating within the Sheridan Point overlook; two trash receptacles; and a fire hydrant (for the purpose of relocating it at the terminus of Harbour Way South);
2. Within the above-referenced parking lot (with a total of approximately 362 spaces), repave, use and maintain in-kind an approximately 28,145-square-foot area, and install, use and maintain in-kind 30 vehicle spaces of which fifteen (15) will be designated for general public use, lighting, an approximately 100-foot-long portion of fencing at the northern edge of the lot, approximately 210 square-foot (south) and 260 square-foot (north) sections of two decomposed granite paths, and crosswalks and vehicle space striping;
3. To the west of the parking lot, remove approximately 3,690 square feet of paving material, and construct, use and maintain in-kind an approximately eight-foot-wide, 536-foot-long decomposed granite path, and three seating areas;
4. To the south of the above-referenced parking lot, construct, use and maintain in-kind, an approximately 13-foot-wide, 278-foot-long paved path connecting the plaza and the Sheridan Point overlook and approximately 2,083 square feet of additional new and improved paved paths connecting the parking lot to the southern shoreline;
5. East of the parking lot, along the west side of Harbour Way South, construct, use and maintain in-kind an approximately 55-foot-long, 8-foot-wide portion of a 525-foot-long (total) sidewalk;
6. At a plaza located adjacent to the ferry facility, repave, use and maintain in-kind an approximately 3,073-square-foot area, and install, use, and maintain in-kind approximately 11 removable bollards, approximately 230 square feet of paving material, utilities, and a 415-square-foot portion of a covered walkway with a supporting 36-inch-diameter pile;

7. At the Sheridan Point overlook, install, use and maintain in-kind one bench, clean wood decking, and refurbish a guardrail;
8. Install, use and maintain in-kind the following site features: approximately 28,892 square feet of landscaping with irrigation facilities; 24 bike lockers and four bike racks; three trash receptacles; at-grade/in-ground signage for a passenger queuing area located west of the ferry terminal, a transit information and wayfinding display, in-ground and mounted wayfinding signage, and lighting; and
9. Conduct geotechnical soil improvements.

The project includes the removal of a kayak launch and construction of a new ferry terminal, which involves the removal of 3,286 square feet of fill from the Bay and the placement of 3,331 square feet of fill, resulting in a net increase of 45 square feet of fill in the Bay. A new approximately 1,449-square-foot kayak launch would be required to be relocated to the Richmond Inner Harbor Basin east of the ferry terminal site to offset the removal of the existing launch. To mitigate the net increase of fill, the applicants will fund the removal of 3,920 square feet of creosote-treated pilings and structures at the California State Coastal Conservancy's Terminal Four Wharf and Warehouse Removal Project located in the City of Richmond, Contra Costa County.

Public access improvements in addition to the relocated kayak launch within and outside the Commission's jurisdiction include: a 13-foot-wide, 280-foot-long path; a 10-foot-wide, 206-foot-long decomposed granite path; two approximately 14-foot-wide decomposed granite paths and an approximately six-foot-wide, 140-foot-long path at the parking lot; smaller paths connecting the parking lot to the shoreline area totaling 2,083 square feet; a 230-square-foot expansion of the plaza; ten benches and three seating areas; 17 designated public shore parking spaces; approximately 51,517 of landscaping; four bike racks and 24 bike lockers; three trash receptacles; lighting; wayfinding signage; and a kayak staging area at the Richmond Inner Harbor basin.

Tentative Staff Position: Recommend Approval. (Tinya Hoang, 415-352-3622 or tinya.hoang@bcdca.gov)